PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Mt. Tabor Yard Planning Group
6:00 p.m. – 7:30 p.m. February 8, 2017
Taborspace Dining Room, Ground Floor, 5441 SE Belmont St.

Topics for Next Planning Group Meeting: Update on public art installation along pathway and bike/pedestrian pathway (more details to be known after Conditional Use Review)

Welcome and Introductions:

Community Members: Laura Mason, Dawn Smallman, Kathryn Notson, John Laursen, Duane Hanson, Dianna Benting, Nancy Norby, Tina Kimmey, Sandra Hay Magdaleno.

Parks Staff: Susan Meamber, Maija Spencer, Barbara Hart, Katie Dunham, Karen Trappen, Heather McKillip.

Opsis Architecture: Paul Kinley, Heather DeGrella, Elizabeth Manser.

What we heard at Open House – Maija

Maija shared the Open House comment summary (also posted online) from October. Great event - about 50-60 people came through and toured the Yard.

Project Updates – Susan

- Modular offices installation is complete, and staff have moved in. Looks great!
- Historic Landmarks briefing: 2/27.
- Submit land use applications in mid-March for Conditional Use and Historic Review. Katie (Parks planner) will be helping prepare applications,
- Will talk more about the path design at next Planning Group meeting in May, as more will be known about requirements after Conditional Use review.

Design Updates / Discussion – Opsis

Paul noted that the design consultant team are always looking back at the Master Plan

as a guiding document. Big needs in Yard are circulation, safety, sustainability, and function. The design development will also include an updated phasing plan.

West side shop in Yard:

- Historical / current design in Yard: Utilitarian buildings, older buildings but not a cohesive or prominent design style.
- 5 shops/functions moving into new shop on west side. Improved ventilation, lighting, ceiling height. Metal building with a lot of sustainability requirements.
- Opsis is exploring the idea of a green wall as a more cost effective alternative to the required green roof – wood in front of metal or concrete stand-alone structure. Benefit is also that the public would see it more and it would soften the west side of the building facing the neighborhood and pathway.

Greenhouse / Horticultural Services:

- The existing greenhouse and plant storage areas need to move to the north edge of the Yard – following the master plan – to allow for construction of the west shop.
- In looking deeper into moving the Greenhouse, Opsis and Heather (PP&R Horticultural Services) have been discussing the challenges of finding appropriate space for the "can yard" (plants in pots, stored before planting out in parks) and "tree heel in" (storage area for parks trees). The upper area is very highly sloped. A large amount of area would need to be cut away / terraced which would add expense to project and still make area difficult / unsafe for staff to use (lots of moving of plants up and down steep slopes.
- Opsis is looking at what could acceptable uses on the Long Block, as it has a long history of being a site of plant production for the Yard. The west area was formerly the tree nursery until its removal in recent years.
- Opsis shared options – showing the plant pot storage in an area west of Community Garden (maintaining an open area still to west) and tree storage to east of Community Garden.

Discussion:

- How many cars will be coming & going? Open "can yard" (plants in pots): light trucks: 3-4x a week. Maybe a large box truck every two weeks for deliveries. Even less traffic for the tree storage area. It would be much less traffic than in past when the Long Block was used as a tree nursery.
- Deconstruction of Tabor reservoirs and the related construction staging has been hard on the community gardeners.
- Neighbor: we still want Hort. Services in the yard – this is what we need to keep them. How can we find a solution that all can support?
- Can we keep the Lincoln Street hedge? The hedge is the visual "end" of Lincoln Street.

- Pat Landau, Landscape Architect, is part of the team with Opsis: (http://lando-landscapearchitecture.com/). Also worked on Master Plan, so he will be looking at how to connect the Yard, Long Block, and pathway in a cohesive way.
- Dawn: don't block community gardens sunlight.
- Can support plant storage with fencing for security – much preferred to a building in the Long Block.
- Willows stop some water from coming down the hill. Like the willow break for wind.
- Area next to them on east side of community garden is very soggy, poor drainage, and is causing a lot of flooding in community garden. Need some stormwater solutions – perhaps tree storage area could help facilitate this.
- Want to still play football, Frisbee, etc. in open meadow area at western end of Long Block.
- 6' community garden fence is very attractive – could do something similar for Hort. Services sections.
- Community Garden has been very positive for the neighborhood – high demand for plots.
- "All Street trees in the City over 30 years old were born in Tabor Yard" – Nancy
- John noted that the genesis of the project is to keep the yard functional and make working conditions better. Functionality critical.
- Everyone in attendance was supportive of moving forward with the Long Block use, given the conditions expressed above (attractive fencing, minimal impacts on Community Garden, keep some area open to west end, help address stormwater issues on east side, no excessive noise or truck traffic) and with the shared goal of improving work spaces for the Yard staff.
- Discussed holding meeting with Long Block neighbors, community garden members to discuss further.
- Could the Community Garden be expanded as well?
- Trail/Path a priority of the community! Especially for South Tabor!
- Safe Division Crossing? Susan said the PBOT contact left staff, and PBOT says the crossing is a TriMet project, but there is funding. PBOT, TriMet, & Parks need to work together to figure this out – neighbors offered to advocate for this if needed.
- Public art will go along path, and artist (from RACC's list) is part of the project team with Opsis. Artist for the project is Adam Kuby (http://www.adamkuby.com/) Recently worked with PP&R on Westmoreland nature play project.
- Community would like to recognize some community members who had a big impact on Mt Tabor and have passed – Cascade Anderson Geller and Mary Louise Ott.

Next Steps:

- Meeting about Long Block – invite neighbors – March
- Next Planning Group meeting - May

OVERALL SITE PLAN

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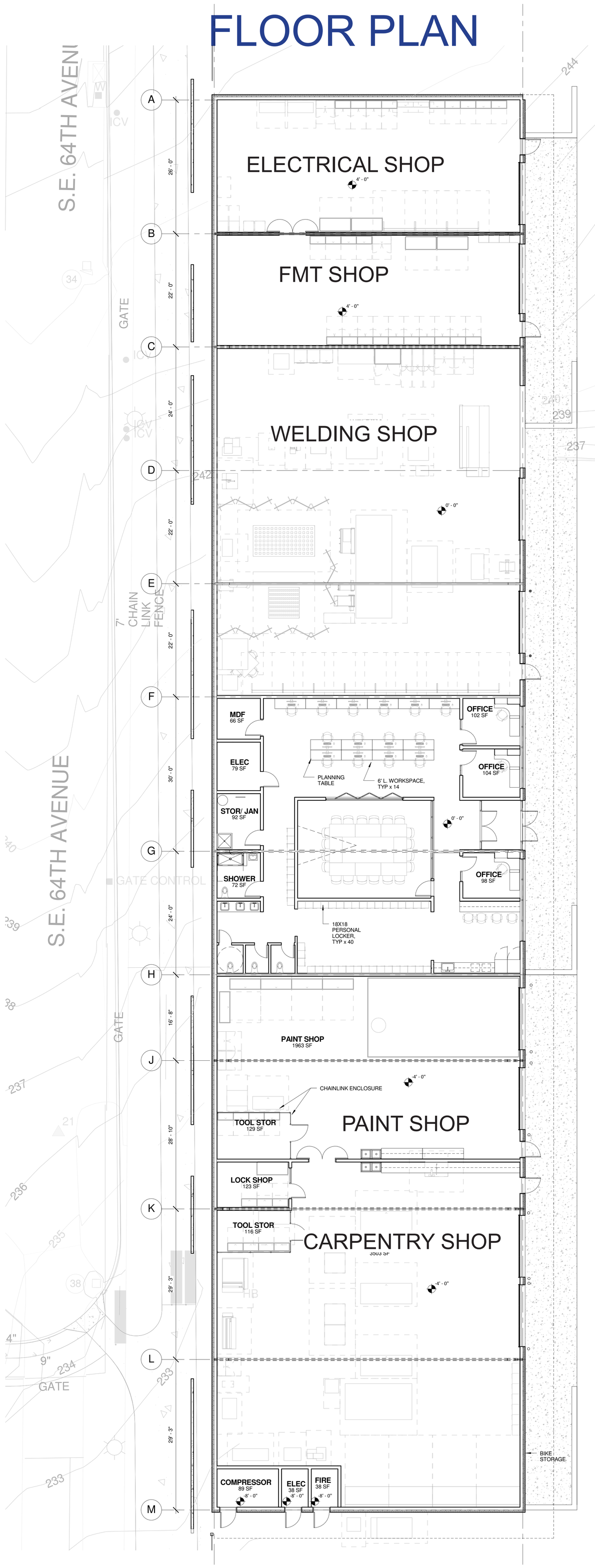
FLOOR PLAN



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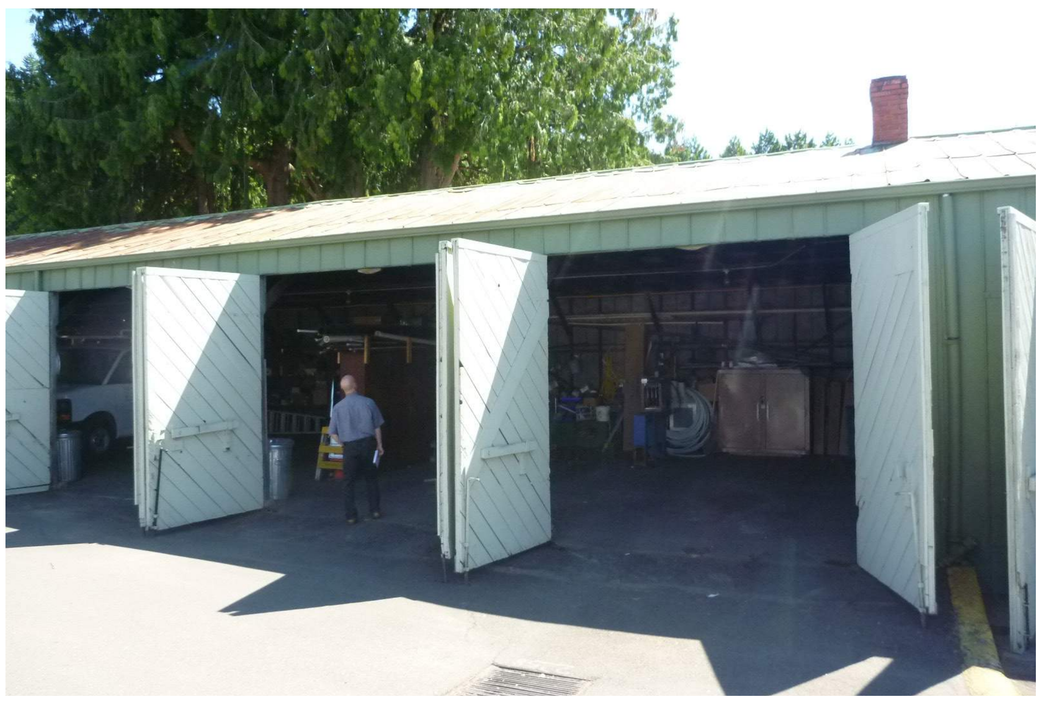
EXISTING SITE CONTEXT



CONTEXTUAL BUILDINGS CHARACTERISTICS

- UTILITARIAN
- ONE STORY, SIMPLE FORMS
- LINEAR - ORIENTED NORTH/SOUTH
- LARGE SERVICE DOORS
- VERTICAL CORRUGATED METAL

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HORTICULTURE SERVICES

SHADE HOUSES

PLANT STORAGE

TREE HEEL IN

GREEN HOUSE

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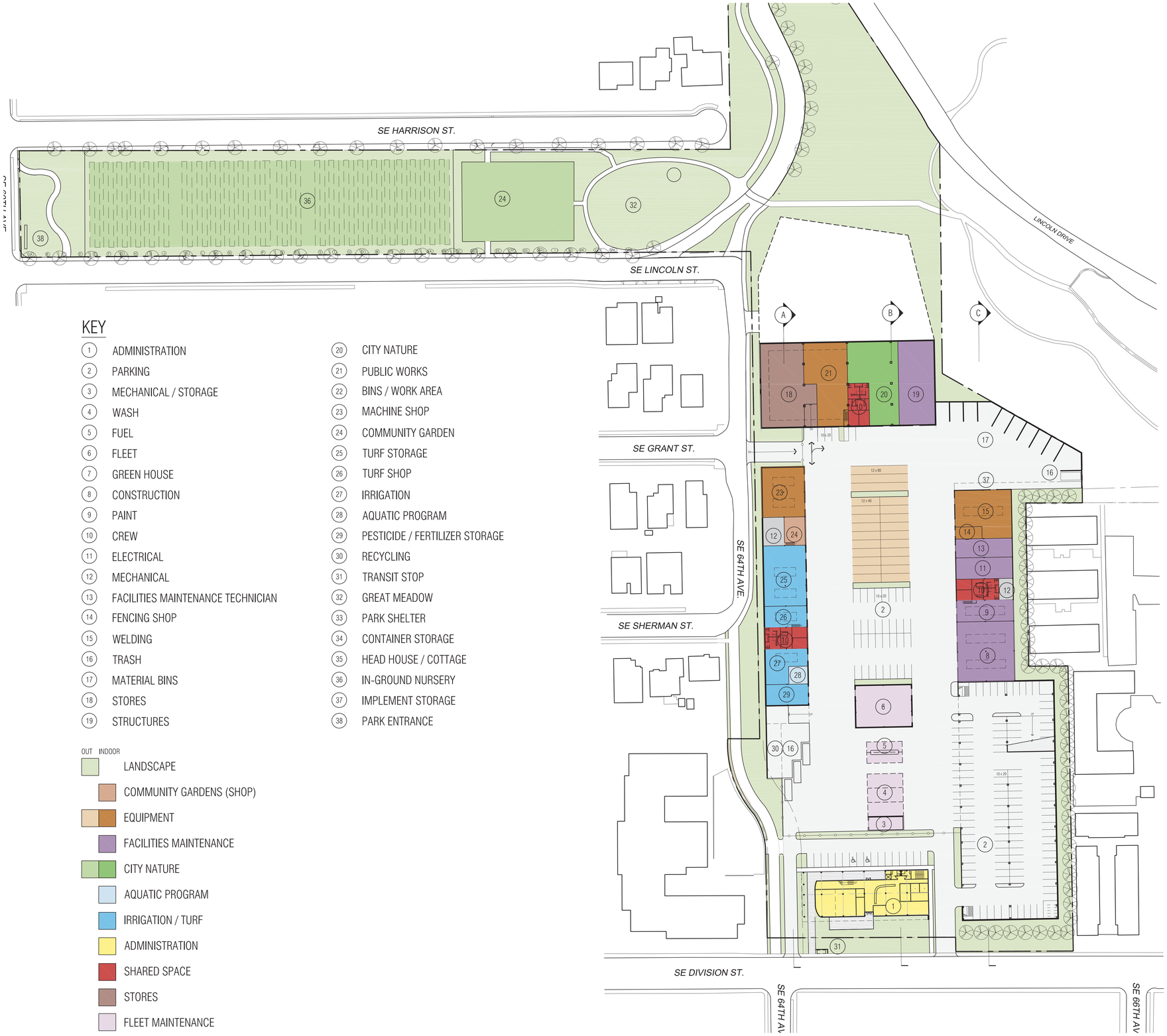
MASTERPLAN - 2008

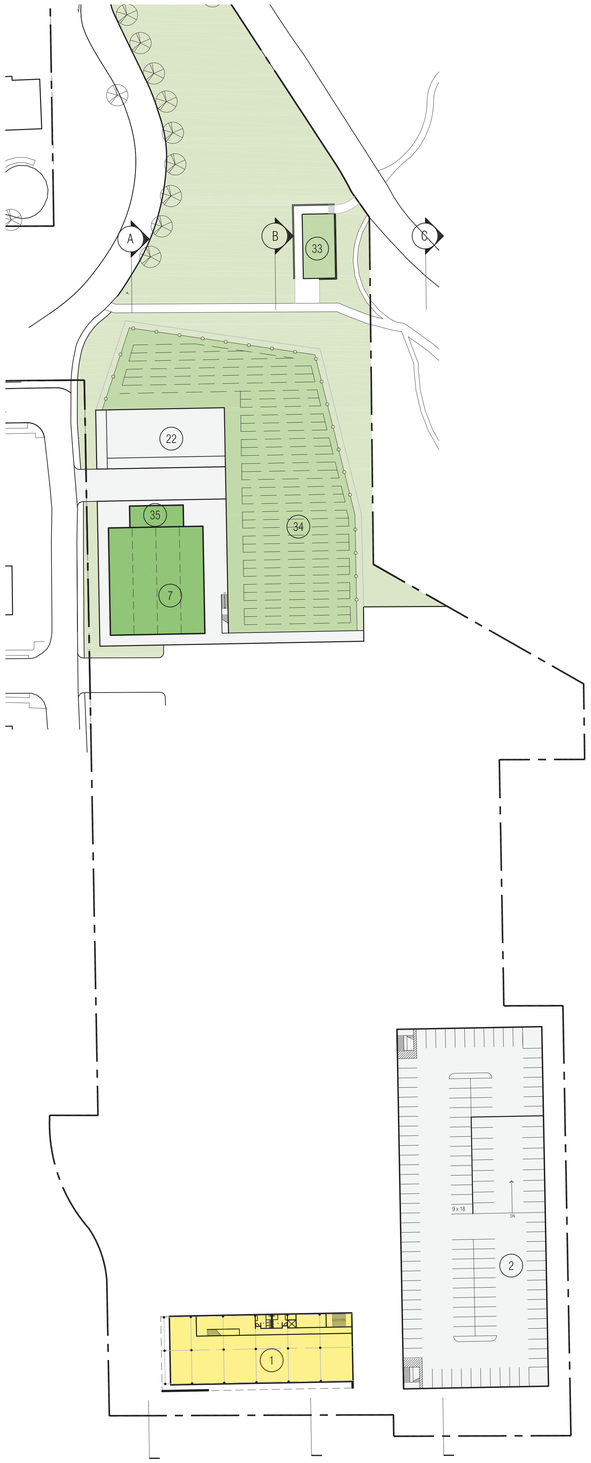


KEY

1. ADMINISTRATION
2. PARKING
3. MECHANICAL / STORAGE
4. WASH
5. FUEL
6. FLEET
7. GREEN HOUSE
8. CONSTRUCTION
9. PAINT
10. CREW
11. ELECTRICAL
12. MECHANICAL
13. FACILITIES MAINTENANCE TECHNICIAN
14. FENCING SHOP
15. WELDING
16. TRASH
17. MATERIAL BINS
18. STORES
19. STRUCTURES
20. CITY NATURE
21. PUBLIC WORKS
22. BINS / WORK AREA
23. MACHINE SHOP
24. COMMUNITY GARDEN
25. TURF STORAGE
26. TURF SHOP
27. IRRIGATION
28. AQUATIC PROGRAM
29. PESTICIDE / FERTILIZER STORAGE
30. RECYCLING
31. TRANSIT STOP
32. GREAT MEADOW
33. PARK SHELTER
34. CONTAINER STORAGE
35. HEAD HOUSE / COTTAGE
36. IN-GROUND NURSERY
37. IMPLEMENT STORAGE
38. PARK ENTRANCE

OUT INDOOR

- LANDSCAPE
- COMMUNITY GARDENS (SHOP)
- EQUIPMENT
- FACILITIES MAINTENANCE
- CITY NATURE
- AQUATIC PROGRAM
- IRRIGATION / TURF
- ADMINISTRATION
- SHARED SPACE
- STORES
- FLEET MAINTENANCE



upper level site plan

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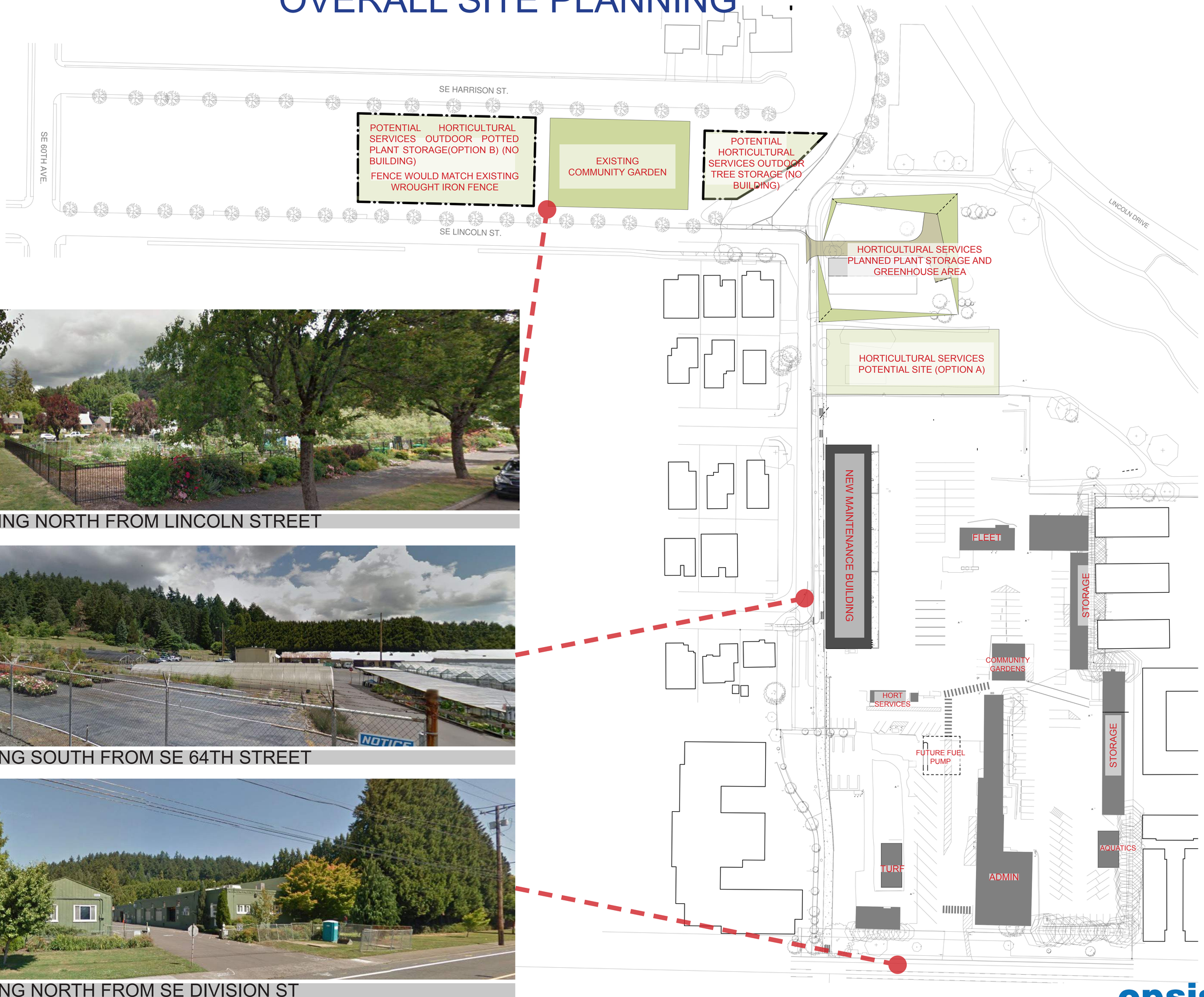
OVERALL SITE PLANNING

SITE VIEW - LOOKING NORTH FROM LINCOLN STREET

SITE VIEW - LOOKING SOUTH FROM SE 64TH STREET

SITE VIEW - LOOKING NORTH FROM SE DIVISION ST



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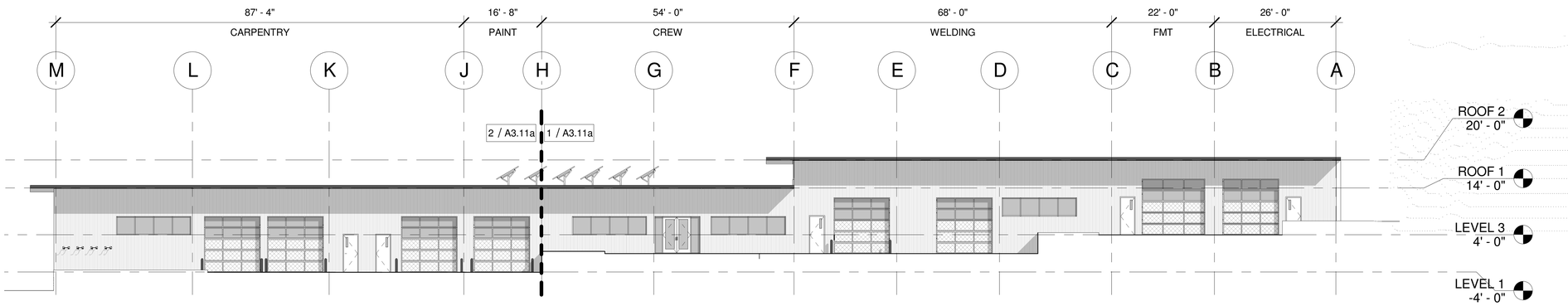
ELEVATIONS AND POTENTIAL LIVING WALL (WESTERN EDGE OF YARD)



EAST ELEVATION - YARD SIDE

WEST ELEVATION - PUBLIC SIDE

SITE SCREENING - LIVING WALL

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